

Planning Study/Recognition

This year the Community Economic Revitalization Board (CERB) funded Marysville and Arlington \$50,000 each to jointly complete a subarea plan for the Manufacturing Industrial Center; each community will invest \$16,667 in matching funds. The cities are working together to have the Arlington-Marysville MIC recognized as a Regional Manufacturing and Industrial Center by the Puget Sound Regional Council (PSRC). The draft PSRC Regional Centers report recommends a path toward this recognition.

A 2016 Market Study completed for the Arlington-Marysville Manufacturing Industrial Center was funded locally by Arlington and Marysville. This market study projects upwards of 25,000 jobs by 2040 for the MIC. The low vacancy rate and high rents in the region overall (and the Everett Paine Field area specifically), coupled with robust demand for industrial spaces, may accelerate construction in more affordable alternative locations like the Arlington-Marysville MIC.

Current Development

The Triple T Warehouse opened in 2016. This local business needed to expand its business and did so in Marysville. It has 94,735 square feet of warehousing and 16,050 square feet of office/support space for a total square footage of 110,785. In 2017, a new 115-bed Smokey Point Behavioral Hospital opened up along with several contractor offices and storage yards. The City of Marysville has developed a regional drainage system that developers/users can buy into to handle storm water drainage needs. Both projects listed above have taken advantage of this storm drainage system. The City of Marysville's approved 2017/2018 Budget includes funding for a new street network extending 156th Street NE east to 51st Street NE and improving 51st Street NE north to a new 160th Street NE which will return west to Smokey Point Blvd. This improvement is being done to provide improved access to the industrial area and in anticipation of connecting with the new Interstate 5 interchange at 156th Street NE funded for future construction through Connecting Washington.

Implementation of Engrossed Senate Bill 5761

Marysville, Arlington and Snohomish County have implemented by Ordinance the property tax exemption for industrial and manufacturing construction. A website with information about the property tax exemption and an application form to apply reincludes a link to the Manufacturing Resources Roadmap to help developers assess site feasibility, determine permit requirements and estimate costs and timelines for developing in Marysville. This Manufacturing Site Feasibility website was built with assistance from the Washington State Department of Commerce. Visit www.marysvillewa.gov/mic for more information.

